

ROW005A

ROBERT A. LAVIGNE ET UX LINDA K. LAVIGNE

063-0-00-X

102556/201000

APPROVED

By PDM at 2:17 pm, May 04, 2009

6/24/10 4:27:26
DK # BK 636 PG 459
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Do not record above this line.

WARRANTY DEED

THE STATE OF MISSISSIPPI

County of Desoto

For and in consideration of

One Hundred Forty Six Thousand

Six Hundred Fifty And 00 /100 Dollars

(\$ 146,650.00) the receipt and sufficiency of which is hereby acknowledged,

I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi

Transportation Commission the following described land:

INDEXING INSTRUCTIONS: SW 1/4 of the NE 1/4 of Section 32, T-2-S, R-6-W, DESOTO COUNTY, MISSISSIPPI.

All that part of the grantors' property, as described below, (being recorded in Book 194, Page 175, of Chancery Clerk's Office of Desoto County, Mississippi), which lies north of a parcel to be conveyed to the Mississippi Transportation Commission (said parcel crosses and divides grantors property in an east-west direction and the description of which also follows). Said parcel herein conveyed has been calculated to contain 29.33 acres, more or less.

A 115.0 acre tract in part of Section 32, Township 2 South, Range 6 West, DeSoto County, Mississippi.

Beginning at the Southeast corner of the northeast quarter of the Southwest quarter of section 32; Township 2 south; Range 6 West, said point being the southwest corner of the Allison tract; thence north 4° 18' west 1326.12 feet along the west line of the Allison tract to a point; thence north 6° 38' west 1235.21 feet along an existing fence line to the northwest corner of the Allison tract; thence north 82° 07' east 1321.64 feet along an existing fence line to the northeast corner of the Allison tract; thence south 7° 17' east 1320.82 feet along an existing fence line to a corner of said Allison tract; thence north 85° 46' east 1281.95 feet along a north line of the Allison tract to a point in the west right of way of Ross Road (80 feet wide); thence south 4° 32' east 1356.87 feet along said right of way to a point; thence south 85° 27' west 1466.42 feet to a point in the east line of the Hamm-Dunlap lot; thence north 4° 45' west 474.33 feet along an existing fence to the northeast corner of said Hamm-Dunlap lot; thence south 85° 14' west 496.04 feet to the northwest corner of said lot; thence south 5°

Initial RLS

Mr. Roney

14' east 423.18 feet along an existing fence line to a point; thence south 85° 11' west 665.72 feet to the point of beginning and containing 115.0 acres more or less.

Parcel to be conveyed to the Mississippi Transportation Commission:

The following descriptions are based on the Mississippi State Plane Coordinate System, West Zone, NAD 83/93, grid values, using a combined scale factor of 0.999954285 and a grid to geodetic azimuth angle of (+) 00 degrees 14 minutes 09 seconds developed at the approximate center of Project No. STP-0029-02(013) 102556/201000. It is the intent of this description to convey that portion of grantors' property lying between the proposed right-of-way line and the grantors' property lines as defined by said project.

Commencing at the southwest corner of the ROBERT RUFF SUBDIVISION, (Plat Book 28, Page 47) a subdivision of record in Desoto County, Mississippi, said point being marked by a 1 inch iron pipe found at the southwest corner of Lot 5A of said subdivision and having a value of N 1954229.17, E 2440819.33 on the above referenced coordinate system; thence along the east line of grantors' property (being common to the Joseph A. Taylor tract), South 00 degrees 21 minutes 45 seconds West a distance of 352.93 feet to a 3/4 in iron pipe found at the northwest corner of Lot 7 of the Billy D. Gray Survey; thence continue along the east line of grantors' property South 00 degrees 21 minutes 44 seconds West a distance of 181.42 feet to its intersection with the proposed north right of way line of the above referenced project, said point being the **Point of Beginning** of the tract herein described:

- From said **Point of Beginning**, run along the grantors' east line South 00 degrees 21 minutes 44 seconds West a distance of 175.23 feet to a 3/4 in iron pipe found at the northwest corner of Lot 8 ;
- thence continue South 00 degrees 36 minutes 50 seconds West a distance of 338.81 feet, more or less, to the property line's intersection with the proposed south right of way line;
- thence along the proposed right of way line South 68 degrees 38 minutes 44 seconds West a distance of 638.95 feet to a point 310.00 feet right of the centerline of the above referenced project at station 423+00, said point having a coordinate value of N 1952948.15, E 2440220.59 on the above referenced coordinate system;
- thence run along the proposed right of way line, South 72 degrees 55 minutes 42 seconds West a distance of 600.08 feet to a point 320.00 feet right of the centerline of the above referenced project at station 417+00, said point having a coordinate value of N 1952771.99, E 2439646.94 on the above referenced coordinate system;
- thence run along the proposed right of way line, South 69 degrees 45 minutes 08 seconds West a distance of 191.86 feet, more or less, to the grantors' west property line;

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- thence along the grantors' west property line, following a fence, North 00 degrees 36 minutes 45 seconds East a distance of 510.96 feet to a point in the fence;
 - thence along the west property line, following a fence, North 00 degrees 34 minutes 02 seconds West a distance of 121.20 feet, more or less, to the proposed north right of way line of the above referenced project;
 - thence run along the proposed right of way line, North 78 degrees 53 minutes 02 seconds East a distance of 312.98 feet to a point 245.00 feet left of the centerline of the above referenced project at station 420+00, said point having a coordinate value of N 1953398.06, E 2439778.31 on the above referenced coordinate system;
 - thence run along the proposed right of way line, North 69 degrees 35 minutes 38 seconds East a distance of 802.25 feet to a point 305.00 feet left of the centerline of the above referenced project at station 428+00, said point having a coordinate value of N 1953677.78, E 2440530.21 on the above referenced coordinate system;
 - thence run along the proposed right of way line, South 88 degrees 06 minutes 46 seconds East a distance of 210.30 feet to a point 240.00 feet left of the centerline of the above referenced project at station 430+00, said point having a coordinate value of N 1953670.86, E 2440740.40 on the above referenced coordinate system;
 - thence run along the proposed right of way line North 73 degrees 18 minutes 37 seconds East a distance of 83.52 feet to the **Point of Beginning**, containing 18.37 acres, more or less, and situated in the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 32, Township 2 South, Range 6 West, Desoto County, Mississippi.

Together with any and all abutters rights of access, if any, in, to, over, on and across the lands as described above.

Initial *R. Lavigne*

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The grantor herein further warrants that the above described property is ~~no~~ ^{part} of his/or her homestead. *RE-ALSA*

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives, for or on account of the construction of the proposed highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness their signature S the 18~~th~~ day of, MARCH A.D., 20 10

Linda K. Lavigne
Robert A. Lavigne

Grantee, Prepared by and return to:Mississippi Department of TransportationRight of Way DivisionP. O. Box 1850Jackson, Mississippi 39215-1850Phone: 601-359-7512Account No. STP-0029-02(013) 102556/201000**Grantor Address:**265 ROSS ROADOLIVE BRANCH, MS 38654Phone: 1-662-895-1335Business No.

RETURN TO:

Holloman M. RaneyPO Box 1480OLIVE BRANCH, MS 38655(662) 236-4001Initial RL *RE-ALSA*

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In the case of natural persons acting in their own right:

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of MARCH, 2010, within my jurisdiction, the within named

ROBERT A. LAVIGNE and LINDA K. LAVIGNE
Instrument Signer Name *Instrument Signer Name*

_____ and _____
Instrument Signer Name *Instrument Signer Name*

who acknowledged that(he)(she)(they) executed the above and foregoing instrument.



Lloyd T. Everhardt (NOTARY PUBLIC)

My commission expires: _____

Initial _____, _____, _____